



**Access to Council's
Off Street Car Parking
Development Fund
Guidelines &
Application Form**

Introduction

As commercial precincts change and grow they often experience 'growing pains' as tension builds between old and new development and old and new approaches. Issues of Council planning processes, interface conflict, development intensity and carparking provisions are often raised by the business community or the community at large as problem areas.

In response to elements of this issue Council introduced an Off Street Car Parking Development Fund in 2004 in an attempt to encourage, stimulate and manage the changing face of some of its commercial areas whilst addressing the specific issue of carparking.

A Council's ability to introduce such a fund is provided through the Development Act 1993 and is relatively tightly controlled and specific, particularly with regard to the usage of funds collected.

Council's Development Plan identifies the relevant provisions outlining development expectations as they relate to carparking and where Council is to spend money from the Fund.

Payments into the Fund

Offers of payment into the Fund may be made in association with a development application where the carparking requirement, as deemed by Council's Development Assessment Panel (DAP) or planning staff, is not proposed to be physically accommodated on site (or adjacent to a site) in association with a proposal.

An offer of payment may be made up to the amount of \$9000 per space. Acceptance of offers for payment into the Fund to offset carparking shortfalls will be at the discretion solely of the assessing officer or the DAP. Offers may be rejected in lieu of the requirement to physically provide spaces.

In the event an offer is made and accepted Council retains the sole right to determine where the money is spent. Those paying into the Fund retain no rights to automatically access money nor to determine where it will be spent. Council will spend the money in line with its legislative obligations as outlined in the Development Act and its strategic objectives.

Access to Funds

Applications/proposals to access money contained within the Fund will be assessed with respect to their merit, and most particularly, in line with the priority objectives/requirements below:

Mandatory

1. Land owners prepared to sign legally binding agreements to ensure carparking areas remain open to the public at all times and at no cost.

Preferred

1. Construction of new shared carparks over two or more properties.
2. Construction of new rear of shop carparks on a single property.
3. Improvements to existing carparks.

Applications should provide the following:

1. Clear detail of full costs associated with the proposal.
2. Portion of proposal being funded by the applicant.
3. Portion of the proposal to be funded by Council.
4. Clear detail outlining acceptance of requirement to sign a legally binding document to ensure carparking areas remain open to the public at all times and at no cost.
5. Clear drawings of the proposal.
6. Any related information that demonstrates the proposals merit when considered against Council's objectives as they relate to carparking provision off-street.

Term of the Fund

The fund will remain open until all money has been spent or Council revises its policy.

Application to Access Off Street Car Parking Development Fund

All Applicants:

- Read the information and fund guidelines prior to completing this application.
- Make sure you attach supporting materials.
- Please print legibly.
- Applications must be completed in full or they will not be accepted.

1. Applicant / Owner Details			
Name of Applicant:			
Postal address:			
Phone:	Mobile:	Email:	
Name of Owner: <input type="checkbox"/> as applicant			
Postal address:			
Phone:	Mobile:	Email:	
2. Location of proposed development			
Unit #:	House #:	Street:	
CT Volume & Folio:		Suburb:	Postcode:
3. Description of proposed development			
1. Does the proposed development require a development application to be approved by Council? yes <input type="checkbox"/> no <input type="checkbox"/> unsure <input type="checkbox"/>			
2. If yes to Q1 has the development application be lodged? yes <input type="checkbox"/> no <input type="checkbox"/> unsure <input type="checkbox"/>			
3. If yes to Q1 has the DA been approved? yes <input type="checkbox"/> no <input type="checkbox"/> unsure <input type="checkbox"/>			
Existing use of property (eg residential, shop, office)			
4. Car Park Details			
New shared car park over two or more properties <input type="checkbox"/>		Improvement to Existing Car Park <input type="checkbox"/>	
New rear of shop car parks on single property <input type="checkbox"/>			
Amount sought from Fund		\$	
Amount funded by applicant		\$	
Total cost associated with the car park construction		\$	

5. Declaration

I hereby agree to sign a legally binding document to ensure carparking areas remain open to the public at all times and at no cost.

Given Names:

Family Name:

Signature

6. Documentation Checklist and Further Information

Clear drawings of proposal

Any related information that demonstrates the proposals merit when considered against Council's objectives as they relate to carparking provision off-street.